

## MADISON COUNTY BOARD OF SUPERVISORS MEETING

Date: 7:00PM — Wednesday, April 6<sup>th</sup>, 2022

Location: Admin. Building Auditorium, 414 N. Main Street

### MEETING #16 — April 6th

At a joint meeting of the Board of Supervisors and the Planning Commission on Wednesday, April 6<sup>th</sup> at 7:00PM in the Admin. Building Auditorium:

PRESENT: R. Clay Jackson, Chair  
Carty Yowell, Vice-Chair  
Charlotte Hoffman, Member  
Dustin Dawson, Member  
James Jewett, Member  
Jonathon Weakley, County Administrator  
Sean Gregg, County Attorney  
Alan Berry, Deputy Clerk

ABSENT:

### CALL TO ORDER, PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

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Chairman Jackson called the Board to order.

### DETERMINE PRESENCE OF A QUORUM/ADOPTION OF AGENDA

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Chairman Jackson advised that a quorum was present.

Supervisor Hoffman made a motion to approve the agenda as presented, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).*

### PUBLIC COMMENT

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Chairman Jackson opened the floor to public comment.

### PUBLIC HEARING

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1. **Case No. SU-04-22-12:** Mr. Shawn Woodfolk has applied for a special use permit to operate a commercial slaughterhouse on an A1 (agriculture) zoned parcel. In the A1 zoning district, a commercial slaughterhouse requires a special use permit. The subject property contains an existing farm exempt agricultural structure utilized seasonally to process wild game. If approved, a new structure/addition would be constructed to process livestock. The applicant estimates processing would be limited to thirty (30) to fifty (50) animals monthly. If approved, the facility would be required to adhere to all state and federal regulations. The 21.2-acre parcel does not contain a postal address but is located on Thrift Road (Rt. 657). The parcel is identified on Madison County's Tax Maps as 47-3B.

The County Planner advised the Board that it was up to them if they wanted to make the application unlimited and whether or not it would run with Mr. Woodfolk, but that he believed the conditions currently before the Board to be sufficient and that they would have the ability to look at entrances later on if the need arises.

The County Administrator advised that he believed the numbers listed for the project to be fair and realistic.

- *Supervisor Jewett: Stated that he was embarrassed by the whole process around the application and apologized to Mr. Woodfolk. Asked Mr. Jarvis if DEQ will be involved with the project as well.*

Mr. Jarvis replied that the Health Department would probably be working with DEQ on the wastewater management systems.

- *Supervisor Jewett: Asked if the capacity numbers for the project were in line with the capacity specifications for all of the other agencies.*

Mr. Jarvis responded that the capacity numbers came from him as he was the one who did the feasibility study for the project.

- *Supervisor Jewett: Asked if the wastewater system was the limit on how much could be processed by the facility.*

Mr. Jarvis responded in the affirmative.

- *Supervisor Jewett: Asked if the numbers Mr. Jarvis came up with were in line with VDOT's recommendations.*

Mr. Jarvis responded in the negative and stated that he did not consult with VDOT for the feasibility study.

- *Supervisor Jewett: Asked if the Health Department officials have looked at the project's scope.*

Mr. Webb stated that the Health Department would independently review the septic system based on the design of the building and the capacity.

- *Supervisor Jewett: Stated that Thrift Road is already a concern without the project currently being there. Also stated he believed in approving the SUP.*
- *Supervisor Yowell: Asked about the animals being delivered to the facility and if the traffic for his facility would coincide with that of Bald Top.*

Mr. Woodfolk responded that it would not.

- *Supervisor Yowell: Asked how often he would process a steer and have four different people come in and buy a quarter of it. Asked if one person would come get the whole thing or if multiple people would come to the business to get it.*

Mr. Woodfolk stated that it could be anywhere from 1-4 people and that it all depends on the people having the meat processed.

Chairman Jackson opened the floor to public comment on the current case.

**Ed Berry**: Stated that the project was near-and-dear to him and that he totally supported the project.

**Mike Sharmin**: Said that the Board needed to have the “lightest touch” approach given the other regulations at higher levels of government. Said that if the application were to go with just Mr. Woodfolk rather than the land, then his posterity would be deprived.

**Francoise Seillier-Moisewitsch**: Stated that she believed the numbers are legally binding if they receive a grant from the state; anything below those numbers would be setting up Mr. Woodfolk for failure.

With there being no further public comments being brought forth for this case, the public comment opportunity was closed.

- *Supervisor Yowell: Stated that the Board does advertising for a reason and to be as transparent as possible; asked those who spoke during the Planning Commission’s portion of the meeting for this case if they felt misled by what was posted in the paper.*

He received a general response from the individuals present that they did not feel misled.

- *Supervisor Yowell: Stated that he believed the advertisement language was loose enough to allow the Board to continue on without needing another public hearing for approval.*
- *Supervisor Dawson: Asked if there was anything they could do to get VDOT to move on doing a study for the road for the hunting months (around November)*

The County Administrator responded that he would make a request to VDOT.

- *Supervisor Hoffman: Stated that she was in favor of approving the SUP based on what was advertised without the new proffers. Also stated she believed the permit should run with the land instead of the applicant.*

The Board agreed to the following for the SUP:

- Set the cap for processing animals at 2000

- Have a timer for the lights at 10:00PM
- No restriction on retail sales (of his own agricultural product, not products brought in)
- SUP will run with the land

Supervisor Yowell made a motion to approve Case No. SU-04-22-12 with the following conditions:

- The total number of domestic animals processed annually shall not exceed 2000
- For the new building/structure, all exterior lighting shall be on a timer, downward pointing, and turned off nightly at 10PM
- Prior to submitting construction plans for the site's new buildings/structures, the existing agricultural building(s) shall be inspected by a licensed engineer certifying the building(s) meet building codes; and as recommend by said licensed engineer, any necessary building improvements and/or alterations to the existing agricultural building(s) shall be permitted through Madison County's Office of Building and Zoning.
- The special use permit is fully transferable and "runs with the land" provided the conditions stated herein are met and adhered to.

Seconded by Supervisor Hoffman. *Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).*

## 2. FY23 Budget Public Hearing

The County Administrator gave a brief presentation to the Board regarding the Proposed FY23 Budget.

Chairman Jackson opened the floor to public comment on the current case.

**Eleanor Montgomery**: Stated that the Board had been very responsible and thanked everyone for their work on the budget.

With there being no further public comments being brought forth for this case, the public comment opportunity was closed.

## **PUBLIC COMMENT**

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Chairman Jackson opened the floor to public comment. With there being no further public comments being brought forth, the public comment opportunity was closed.

## **DISCUSSION**

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The Board agreed to discuss the request from the Virginia Loggers Association at their regular meeting on the 26<sup>th</sup>.

The County Administrator advised of a community outreach meeting at 6:00PM for the following day regarding the proposed glamping project on Ford Shop Road. Supervisors Yowell and Dawson agreed to attend if they are able.

## **CLOSED SESSION**

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## **ADJOURN**

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With there being no further business to conduct, Supervisor Hoffman made a motion to adjourn, seconded by Supervisor Dawson. *Aye: Jackson, Yowell, Hoffman, Dawson, Jewett. Nay: (0).*